

# In Unincorporated Areas, Flood Control Remains Top Concern

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By Tom Robb | on May 09, 2018

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Rich and Pauline Glinka, who live near Central Road and Lyman Avenue and the Deerlove Triangle in unincorporated Maine Township, talk with a planner from the Chicago Metropolitan Agency for Planning about the two times their home experienced major flooding in 2011 and 2013.

The Chicago Metropolitan Agency For Planning (CMAP) released its draft Maine Northfield Unincorporated Plan at an open house May 2 at Apollo School. The 113-page draft is effectively a comprehensive plan for the two townships, commissioned by Cook County, which, if adopted, gives planning guidance in the areas of land use, stormwater management, transportation, housing and coordination. The plan also addresses longterm community engagement.

Large maps hung on the walls of the Apollo School gym at Dee and Central roads detailing issues with flooding, transportation and other areas of the plan while listing proposed recommendations. Residents attending placed Post-It notes on the maps with suggestions for improvements to the plan and placed blue dots next to listed recommendations they favored.

The plan covers a three-square-mile area across unincorporated Maine and Northfield townships where more than 36,000 people reside. CMAP is conducting the study on behalf of Cook County, which would need to adopt a final plan in the coming months before changes are implemented at the county level.

This open house process is designed to garner community input before final revisions are made and the plan is presented to Cook County commissioners for adoption. Because only about a dozen people attended the open house, CMAP officials said they would schedule another open house in hopes of garnering more feedback.

Rich and Pauline Glinka, who attended the open house, have lived in Maine Township at Lyman Avenue and Central Road, across from Northfield Township, for decades. Their home flooded twice in recent years, in 2011 and 2013, causing hundreds of thousands of dollars in damage.

“The flood waters come down Deerlove and Central roads right into my front yard,” Rich Glinka said.

He remains frustrated as so many entities and jurisdictions are involved with mitigating flooding, all with competing interests.

“We (local residents) have a 26-inch pipe (stormwater detention conveyance)...we need an 80-inch pipe,” Glinka said.

The draft plan details a Central Road flood detention project in an area between the Des Plaines River, east to Greenwood Road, with the heading, “Continue to pursue funding and implementation of the Central Road project.”

Ridgewood Cemetery is selling 28 acres of open space off Dee Road near Apollo School. Recommendations for that area include multifamily building and townhome residential development with some commercial and stormwater detention areas set aside.

Recommendations within the report address dozens of specific concerns in areas besides just flood mitigation, with both long- and- short-term goals of between one to four years and five to 10 years.

The plan recommends creating municipal boundary agreements as municipalities have legal influence on areas within a mile and a half of their borders. CMAP officials have backed away from Cook County efforts to see municipalities incorporate unincorporated areas, facing pushback from municipal leaders. The one area of the report yet to be finalized is a cost benefit analysis of municipalities taking on extra responsibilities for unincorporated areas.

Because parts of Maine and Northfield townships have vastly differing characteristics and specific needs, the study divides the adjoining areas of unincorporated Maine and Northfield into five geographic study areas.

